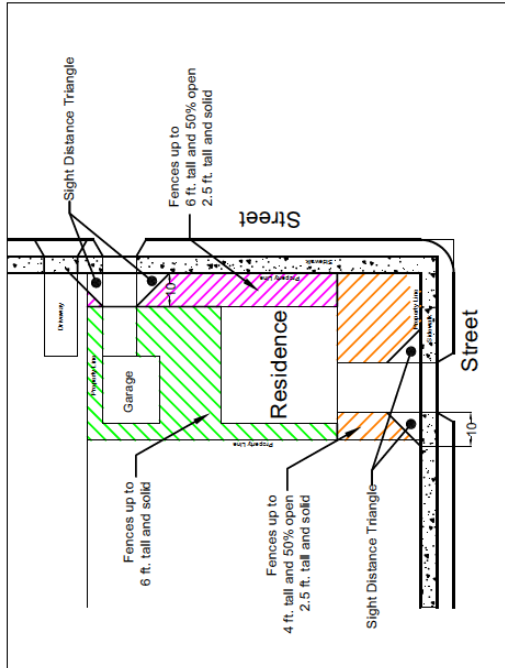
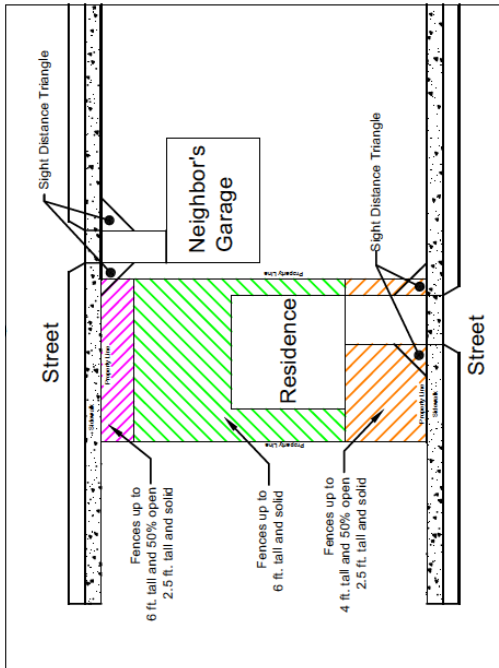


Diagrams

Corner Lot



Through Lot



Additional Information

Questions regarding the fence construction, repair, or replacement process? Suggestions for improvement? Please contact the Department of City Planning: 757-664-4752 or email at: planning@norfolk.gov.



Department of City Planning

810 Union Street
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FENCE REGULATIONS



Department of City Planning



NORFOLK

FENCE REGULATIONS

Do I need a permit to build, repair, or replace a fence on my property?

To build, repair, or replace a fence on a **corner lot or through lot**, a **Zoning Certificate** is required (fences built on interior lots do not require a Zoning Certificate). A Zoning Certificate can be obtained at the **Development Services Center**, City Hall Building, 810 Union Street, 4th floor.

Do I need a survey of my property?

Yes, you must submit two copies of a physical survey of the property. The survey must be prepared by a licensed design professional and include the following:

- All existing improvements on the property
- Any driveways within 10 feet of the boundaries of the property
- Any right of way improvements within 10 feet of the boundaries of the property, such as sidewalks, curbs, edge of pavement, utility poles, and trees or other landscaping that may present an obstruction for drivers
- The proposed fence or wall, showing the location and height.

Is there a fee to obtain a Zoning Certificate?

There is **no fee** for the Zoning Certificate.

Where can I place a fence on my property, and how high can I build it?

Each residential zoning district (R-1 through R-15) has **setback requirements** that regulate where structures may be placed on the property. These setbacks also determine what parts of your property are the front, side, rear, and side yards adjacent to a street (if you live on a corner lot). Fences are considered “accessory structures” and are regulated through Chapter 13 of the *Zoning Ordinance*. For specific setback requirements for each zoning district, contact the Department of City Planning: 757-664-4752.

There are different height requirements for each yard:

Fences located in the **front yard** are limited to 4 feet in height. Any portion higher than 2.5 feet must be constructed in a manner that leaves 50% or more of the surface area open.

Fences located in the **side or rear yard** are limited to 6 feet in all Historic and Cultural Conservation Districts and residential districts R-1 through R-10. However, if the fence runs along a property line which abuts a non-residential zoning district, the height is limited to 8 feet.

Fences located in the **side yard adjacent to a street** are limited to 6 feet. Any portion higher than 2.5 feet must be constructed in a manner that leaves 50% or more of the surface area open.

What if I own a through lot? What is the policy regarding building a fence on a through lot?

Fences built on a through lot require a Zoning Certificate. The policy for building fences on through lots is as follows:

If a majority of block frontage that are through lots on a street have their principal entrance and driveway from the opposing street, you may build a 6 foot fence that is at least 50% transparent, if the fence is within the rear yard adjacent to a street. If your property meets this criteria and you construct a fence with a 10 foot setback from the right-of-way, then a 6 foot solid privacy fence may be constructed.

Is there any way for me to build my privacy fence closer to my property lines than these rules allow?

If certain criteria are met, property owners may be able to move their privacy fences closer to their property lines. For more information, please contact the Department of City Planning: 757-664-4752.